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## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #:** Z2013-09

**LANDOWNERS:** Marietta Housing Authority  
95 Cole Street NE  
Marietta, Georgia 30060

**APPLICANT:** Same as above

**PROPERTY ADDRESS:** 274, 298 & 305 Avery St, 244 & 235 Cuthbert St, 408  
Hunt St, 427 Cole St, and 265 Montgomery St

**PARCEL DESCRIPTION:**

16	11450	0220
16	11450	0080
16	11450	1120
16	11440	0140
16	11440	0050
16	11450	1190
16	11440	1970
16	11450	2230

**AREA:** 10.45 acres      **COUNCIL WARD:** 5

**EXISTING ZONING:** PRD-MF (Planned Residential Development – Multi  
Family) & R-4 (Single Family Residential – 4 units  
/acre)

**REQUEST:** PRD-MF (Planned Residential Development – Multi Family)

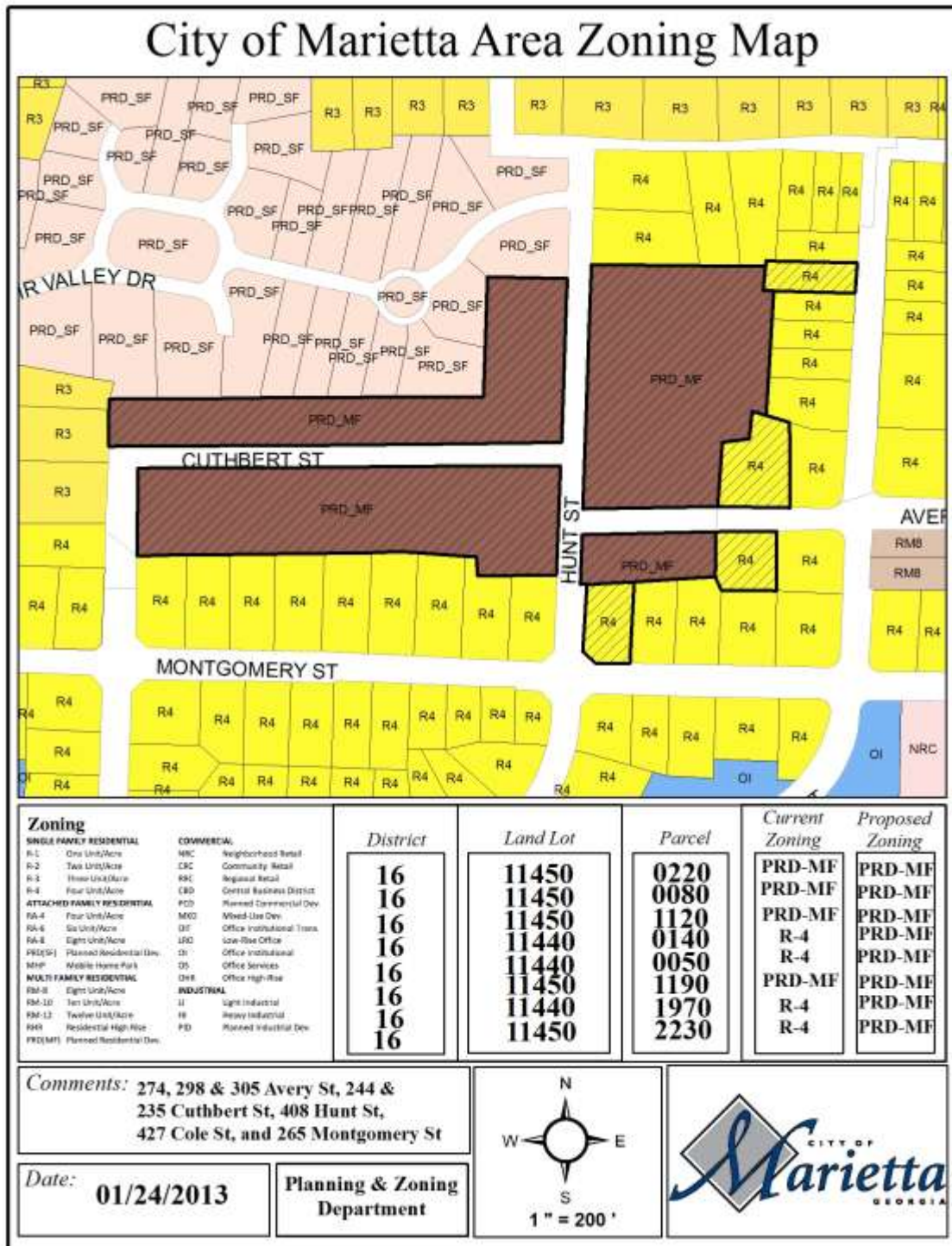
**FUTURE LAND USE MAP  
RECOMMENDATION:** MDR (Medium Density Residential)

**REASON FOR REQUEST:** The applicant is requesting the rezoning of these  
parcels to PRD-MF so they may be developed under uniform zoning standards for  
the construction of 45 single family detached dwellings.

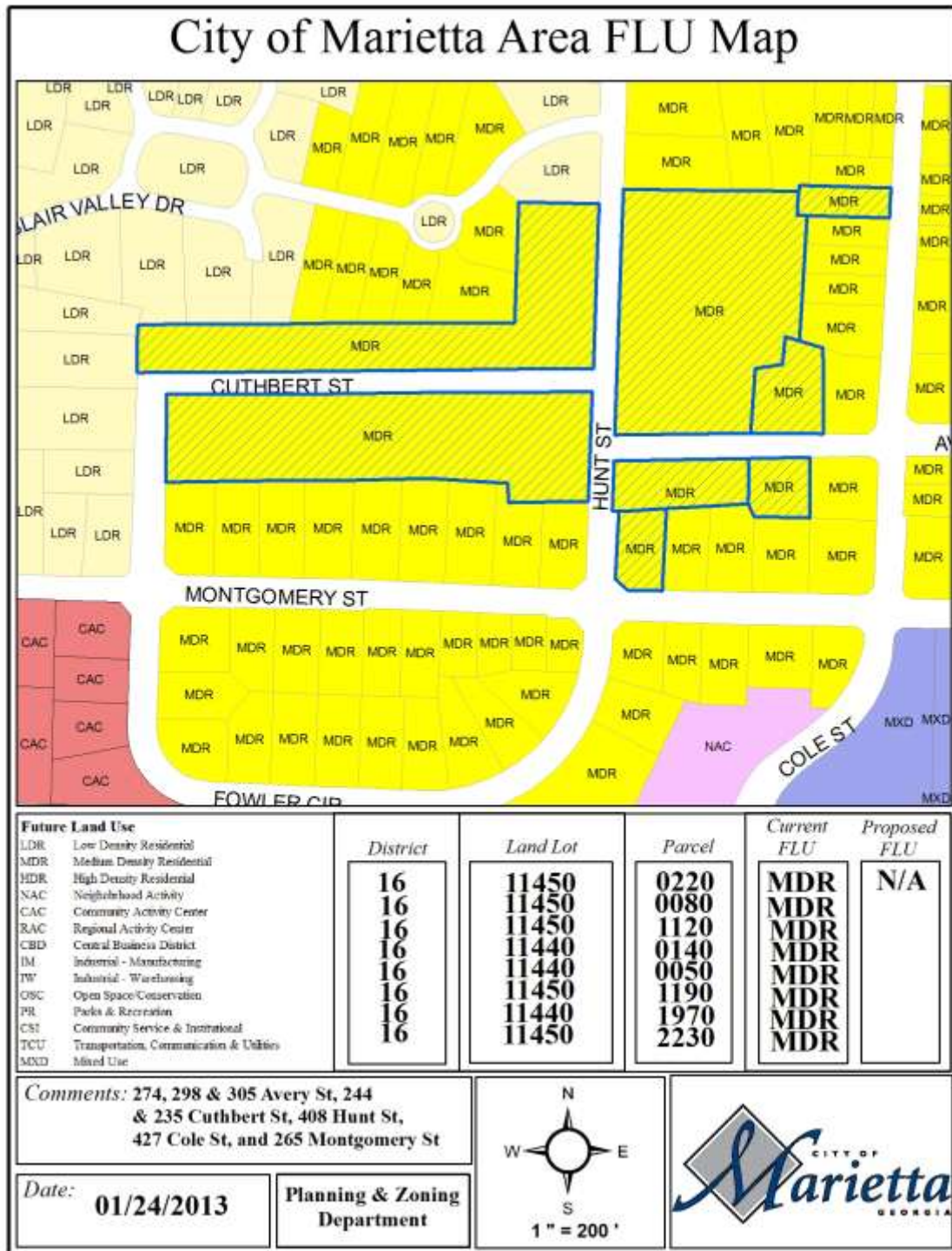
**PLANNING COMMISSION HEARING:** Tuesday, February 12, 2013  
(*Special Called*)

**CITY COUNCIL HEARING:** Wednesday, February 13, 2013

## MAP



## FLU MAP





## PICTURES OF PROPERTY



Looking east from center of property



Looking north along (future) Hunt St



Looking west from center of property



Existing sidewalk along Hunt St



265 Montgomery St



Existing sidewalk along Harold St



**Existing sidewalk along Avery St**



**305 Avery St**



**298 Avery St**



**427 Cole St**



**Northern stub of Hunt St (looking south)**

## STAFF ANALYSIS

### *Location Compatibility*

The applicant, Marietta Housing Authority, is requesting the rezoning of eight parcels containing a total of 10.45 acres from PRD-MF (Planned Residential Development – Multi Family) and R-4 (Single Family Residential – 4 units / acre) to PRD-MF. The project area includes the former site of Lyman Homes and a handful of single family homes that have been demolished. The applicant intends to sell the property to Traton Homes for the purpose of constructing a single family detached subdivision containing forty five (45) lots. This will result in an overall density of 4.3 units per acre.

Single family homes zoned R-4 surround the project site to the east, west, northeast, and south. To the northwest is the Blair Valley subdivision, which is zoned PRD-SF (Planned Residential Development – Single Family Residential) and contains single family residences.

### *Use Potential and Impacts*

Although the permitted uses allowed under PRD-MF zoning include only duplexes, triplexes, condominiums, multi family dwelling units, and assisted living facilities, the current proposal only entails the construction of single family detached homes. PRD-MF is a site specific zoning that binds the applicant to the specific dwelling unit density, bulk and area regulations, architectural requirements, open space, and tree protection and replacement standards that are submitted with the rezoning request (general plan). Prior to any subdivision improvements being installed, a detailed plan must be approved by the Mayor and Council. A detailed plan has been submitted concurrent to this rezoning request. [The PRD-SF (Planned Residential Development – Single Family) classification could also be considered for this property, since the development plan proposes only single family houses.]

The minimum lot sizes, widths, and setbacks are more relaxed than those of other single family detached zonings. However, the purpose of the PRD zoning classifications is *“intended to allow flexible site planning and building arrangements under a unified plan of development so that innovated land planning methods may be utilized...In this district smaller lots than might otherwise be permitted under traditional zoning districts may be allowed; however, the purpose is not merely to allow smaller lots or reduce development requirements but to achieve other goals including...the provision of site amenities such as parks, open space, walking trails, etc.”* The plan proposed shows the provision of 17% of the development area allocated for open area.

Single family detached homes are considered to be one of the least intensive uses of land, aside from undeveloped land. The negative effects that may be generated by the development onto adjacent properties or the community at large should be minimal, considering the property’s previous use as a multifamily public housing community. Even though the property remained vacant for several years, redevelopment has been expected and use of the property for single family homes is appropriate.





Typically PRD-MF requires a 30 buffer when it is adjacent to a single family residential zoning district. Although the proposed zoning for this property is PRD-MF, it is being developed with single family attached development standards. And since buffers are not required between two single family residential zoning districts, a buffer is not necessarily needed and is not shown on the general or detailed plan. However, the buyer of the property does intend to plant a row of evergreen trees along the perimeter to provide appropriate screening and privacy between the development and the adjacent residences.

The future land use (FLU) designation for these parcels, adopted as part of the 2006 Comprehensive Plan, is Medium Density Residential (MDR). PRD-MF is listed as an appropriate zoning category for MDR, which is suitable for densities ranging from three (3) to six (6) units per acre. As a result, this rezoning request is consistent with the City's future land use map.

### *Environmental Impacts*

The property does not contain any floodplain, wetlands, endangered species, or stream buffers. An increase in impervious surface coverage will have a negative impact on the environment. However, city stormwater regulations are intended to circumvent these negative effects and will be evaluated during site plan review. In addition, the development will have to adhere to the city's Tree Protection and Landscaping ordinance.

### *Economic Functionality*

The former Lyman Homes was demolished approximately five years ago. Since then it has functioned as a grassy field. The subject property is optimally located; it is very accessible and nearby to the Marietta Square, as well as being located in a desirable neighborhood that would support single family use.

### *Infrastructure*

According to information provided by Marietta City Schools staff, the number of school-age children expected to be generated from this development should easily be absorbed by the appropriate schools, as they have not yet reached capacity.

The plan shows sidewalks only along the north side of a portion of Avery Street. There are many missed opportunities for sidewalk provision. In addition, there are segments of existing sidewalk along Harold Street, Hunt Street, and Avery Street that lead up to the development that will end abruptly if the development does not provide sidewalks. It is suggested that a 5' sidewalk be provided, if not on both sides, on at least one side of all roads.



It is unclear at this time whether the developer intends on dedicating these streets as public or keeping them private. In the interest of promoting connectivity along city streets, it is suggested that the roads not be gated.

In 1998, City Council authorized an agreement with MHA to close, abandon, and quit claim portions of Harold Street, Cuthbert Street, Hunt Street, and Avery Street within the property. The agreement (#1947) was subject to retention of existing utility easements. The subsequent Quit Claim Deed is recorded with the Clerk of Superior Court Cobb County in Deed Book 13268 Page 3765.

### *History of Property*

On April 11, 2007, a Detailed Plan was approved for Montgomery Park and contained plans for 45 single family lots with 1.88 acres of open space. In September 2007, a revised Detail Plan was approved to allow a reduction in the front yard setbacks and to reduce the number of lots from 45 to 44. On September 10, 2008, City Council approved a Tree Replacement Plan for the development with a stipulation that the architectural elevations be reviewed by City Council prior to the issuance of any building permits. The buyer of the property, Traton Homes, has submitted a revised Detailed Plan which will be reviewed by the City Council concurrently with this rezoning.





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## ANALYSIS & CONCLUSION

The applicant, Marietta Housing Authority, is requesting the rezoning of eight parcels containing a total of 10.45 acres from PRD-MF (Planned Residential Development – Multi Family) and R-4 (Single Family Residential – 4 units / acre) to PRD-MF. The project area is the former site of Lyman Homes and a handful of single family homes that have been demolished. The applicant intends on selling the property to Traton Homes for the purpose of constructing a single family detached subdivision containing forty five (45) lots. This will result in an overall density of 4.3 units per acre

PRD-MF is a site specific zoning that allows more flexibility for innovative land development but binds the applicant to the information provided during the rezoning and detailed plan approval process. Although the permitted uses allowed under PRD-MF zoning include only duplexes, triplexes, condominiums, multi family dwelling units, and assisted living facilities, the current proposal only entails the construction of single family detached homes. The minimum lot sizes, widths, and setbacks are more relaxed than those of other single family detached zonings. [The PRD-SF (Planned Residential Development – Single Family) classification could also be considered for this property, since the development plan proposes only single family houses.]

A detailed plan has been submitted concurrent to this rezoning request. Previous detailed plans were approved in 2007 and 2008 for the Marietta Housing Authority for a similar development proposal. However, the zoning discrepancy warranting this rezoning request was only identified with the submittal of the detailed plan currently being deliberated.

Single family detached homes are considered to be one of the least intensive uses of land, aside from undeveloped land. The negative effects that may be generated by the development onto adjacent properties or the community at large should be minimal, considering the property's previous use as a multifamily public housing community. Even though the property remained vacant for several years, redevelopment has been expected and use of the property for single family homes is appropriate.

The PRD-MF zoning request is consistent with the City's future land use designation of MDR for this area.

**Prepared by:** \_\_\_\_\_

**Approved by:** \_\_\_\_\_



## DATA APPENDIX

### ***CITY OF MARIETTA - WATER***

Is a water line adjacent to the property?	yes
If not, how far is the closest water line?	N/A
Size of the water line?	6-inch
Capacity of the water line?	Flow test required
Approximate water usage by proposed use?	Not provided

### ***CITY OF MARIETTA - SEWER***

Is a sewer line adjacent to the property?	yes
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	8-inch
Capacity of the sewer line?	Available
Estimated waste generated by proposed development?	A.D.F.                      Peak Not provided
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

## DATA APPENDIX CONTINUED

### *DRAINAGE AND ENVIRONMENTAL CONCERNS*

Does flood plain exist on the property?	NO
What percentage of the property is in a floodplain?	---
What is the drainage basin for the property?	Sope Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	NO
If so, is the use compatible with the possible presence of wetlands?	---
Do stream bank buffers exist on the parcel?	NO
Are there other topographical concerns on the parcel?	---
Are the storm water issues related to the application?	---
Potential presence of endangered species in the area?	NO

### *Transportation*

What is the road effected by the proposed change?	Montgomery Street Hunt Street Avery Street
What is the classification of the road?	All are Local
What is the traffic count for the road?	No data available
Estimated number of cars generated by the proposed development?	---
Estimated number of trips generated by the proposed development?	---
Do sidewalks exist in the area?	YES
Transportation improvements in the area?	NO
If yes, what are they?	---
<ul style="list-style-type: none"> <li>• Site Plans are required for construction, and must be in compliance with all current ordinances, and the NPDES State General Permit as revised.</li> <li>• Abandonment of roads may be required.</li> <li>• Provide the stream buffers which are located on the Blair Valley property.</li> <li>• Provide the location of the 36" concrete pipe through the property.</li> <li>• Most current FEMA Study is March 4, 2013, and we are to use it currently. The designation is "J", not "H"</li> </ul>	





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## DATA APPENDIX CONTINUED

### ***EMERGENCY SERVICES***

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Nearest city or county fire station from the development?	Marietta Station 51
Distance of the nearest station?	0.7 miles
Most likely station for 1 <sup>st</sup> response?	Marietta Station 51
Service burdens at the nearest city fire station (under, at, or above capacity)?	None

### ***MARIETTA POWER - ELECTRICAL***

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Does Marietta Power serve this site?      Yes   x        No           

If not, can this site be served?      Yes                 No           

What special conditions would be involved in serving this site?

Additional comments:



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## DATA APPENDIX CONTINUED

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### Marietta City Schools Impact Assessment:

Elementary School Zone Servicing Development: West Side Elementary School

Grades six (6) through twelve (12) will be serviced by:

- Marietta Sixth Grade Academy
- Marietta Middle School
- Marietta High School

Current Capacity at Servicing Elementary School: 450-550

Current Capacity at Marietta Sixth Grade Academy: 800-900

Current Capacity at Marietta Middle School: 1,300-1,400

Current Capacity at Marietta High School: 2,500-2,600

Current Enrollment at Servicing Elementary School: 484

Current Enrollment at:

- Marietta Sixth Grade Academy: 648
- Marietta Middle School: 1,176
- Marietta High School: 1,998

Number of students generated by present development: 32

Number of students projected from proposed development at:

- Elementary level: 15
- Sixth Grade level: 2
- Middle School 7<sup>th</sup> & 8<sup>th</sup> Grade level: 5
- High School level: 10

New School(s) planned that might serve this area: None

**Comments:** Montgomery Park consists of 45 single family 3-4 bedroom homes developed by Traton Homes projected to have a make-up of 50% families with children; and, 50% without children based on conversations with the developer. Development is to start during the summer of 2013.

There are three homes that currently are situated within the Marietta City Schools boundaries for AL Burress (2) and Sawyer Road (1). Marietta City Schools would have to adjust their school boundaries to have all homes within the West Side school district.